

MBE/WBE Annual Update to Mueller Commission



- Community goals for Mueller include:
 - East Austin revitalization
 - Economic activity and opportunity
 - A diverse and inclusive community
- Drivers for success include high levels of participation by MBE/WBE and local businesses
- MBE/WBE business efforts coordinate with overall community diversity efforts

Additional Catellus Goals:

- Strive for maximum participation by MBE/WBE contractors for design and construction of infrastructure
- Create conditions for MBE/WBE investors and tenants to succeed
- Continue to work with community stakeholders
- Go beyond the MDA resolution to collaborate with third-party developers



InTown Home's row homes

Catellus acquires land and contracts for:

- Infrastructure:
 - Roads
 - Utilities
 - Water quality ponds
 - Residential lots
 - Commercial parcels
- Parks and amenities:
 - Trails
 - Irrigation
 - Park structures
 - Picnic areas
 - Playgrounds



The Aldrich/Mueller roundabout nearing completion

Residential lots and commercial sites are sold to third-party developers

Catellus policy for master developer projects:

- Contractors must meet specified goals for MBE/WBE participation OR demonstrate good-faith effort
- MBE/WBE participation plays significant role in evaluation of proposals
- Catellus works with prime contractors to increase MBE/WBE participation
- Policy includes provisions for monitoring compliance over life of contract

Catellus procedures for master developer projects:

- Catellus delivers bid documents to:
 - City of Austin SMBR Dept. for distribution to city plan room
 - Other area plan rooms:
 - US Hispanic Contractors Association de Austin
 - Austin Black Contractors Association
 - Austin United Metropolitan Black Contractors' Association
 - Asian Construction Trades Association
- Contractors advertise and notify MBE/WBEs of subcontracting opportunities
- Prime contractors must document good-faith efforts before Catellus will execute contract

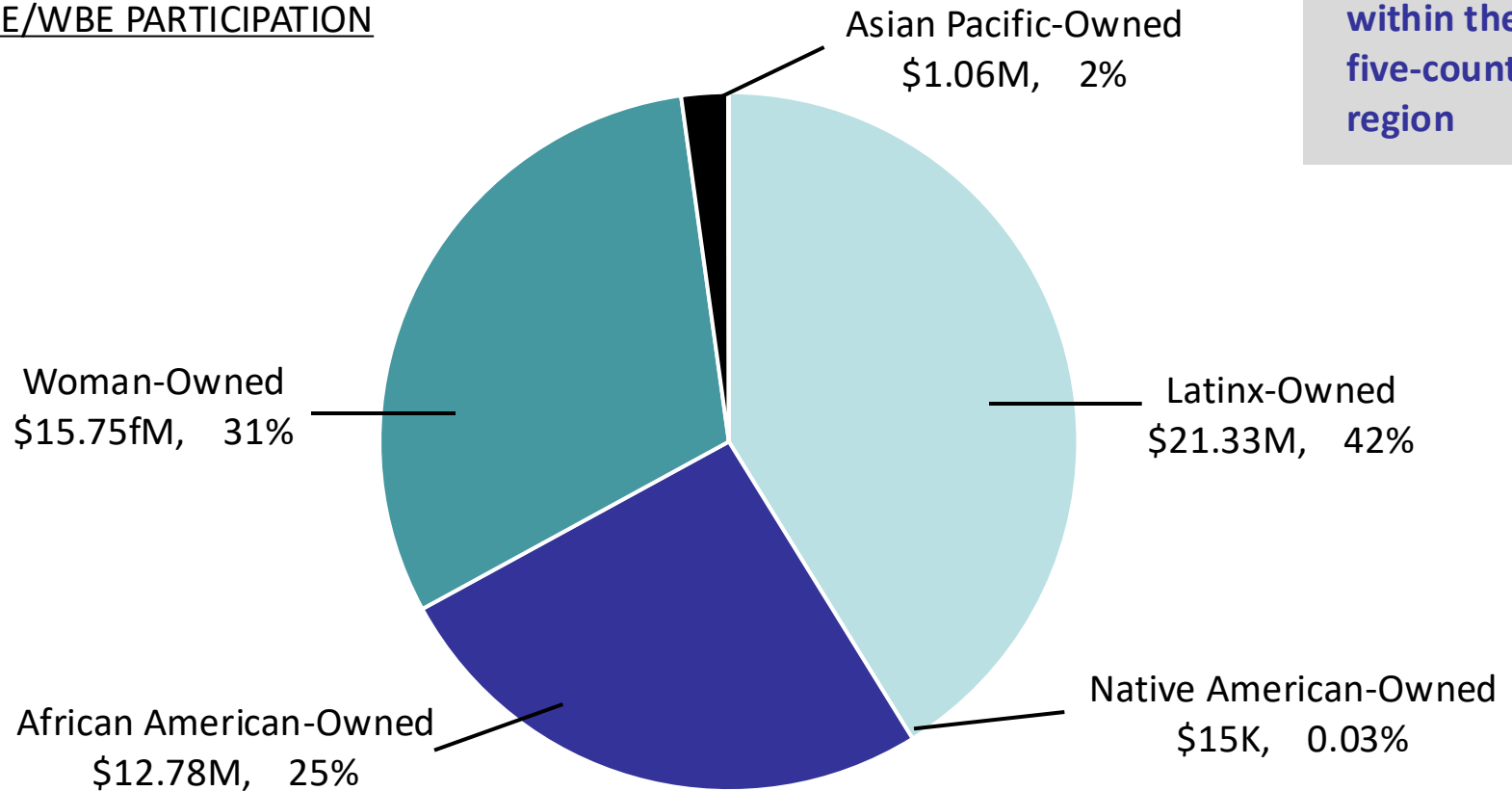


Through May 31, 2024:

- MBE/WBE contracts to date: **\$52.4 million — 23.2% of total**
- Dollars paid to MBE/WBEs: **\$51.75 million**
- Number of MBE/WBEs: **90+ businesses**

88%
of Mueller's
MBE/WBE
contractors
are located
within the
five-county
region

% MBE/WBE PARTICIPATION



- Eva Carrillo de Garcia Park (44% MBE/WBE participation to date)
- Tannehill Trail (6.5% to date)
- Roger Lavon Taylor Sr. Plaza (10% to date, not counting designer Studio Balcones)
- Isamu Taniguchi Park (25% participation, not counting designer McCann Adams Studio)

Eva Carrillo de Garcia Park



- Above and beyond the MDA requirements, private and third-party projects are encouraged to comply with MDA requirements, including POA manager
- As a “third-party” vertical developer, Catellus practices:
 - Prime contractors invited to bid based on capabilities and past performance
 - Bids required to include MBE/WBE participation percentage; important part of evaluation criteria
 - Contractors have flexibility on how they solicit MBE/WBEs: direct solicitation, advertising, plan rooms (similar to MDA process)
 - Catellus provides support to help subcontractors get certified
- Encouraged to maximize MBE/WBE participation:
 - Homebuilders and multifamily developers: Ryan Companies achieved 12% MBE/WBE participation for Rivette Tow
 - Institutional users like Dell Children’s and Austin ISD: General Marshall Middle School achieved 19% MBE/WBE participation



Historically, outreach efforts have encouraged diversity of Mueller contractors, business owners, employees and residents through:

- Presentations, participation for community groups
- Events hosted by Catellus – including contractor fairs
- Direct outreach (one-on-one) with prospects and stakeholders
- Advertising/appearing in minority media
- Presentations to city boards and commissions
- Utilized City’s minority- and women-owned business database to notify firms of bid opportunities
- **AS REQUESTED BY MINORITY CONTRACTORS:** Notice of projects to minority contractor groups

Previous networking event examples



Facing Northeast May 2024 (SW Greenway, First Section of Homes)



Facing North May 2024 (SE Greenway, Newer Section of Homes)



Facing Northwest May 2024 (Newest Section of Homes)



Facing South May 2024 (Aldrich Street)



Facing North May 2024 (Aldrich Street)



Facing South the entire community (3 miles from downtown)

